

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
April 15, 2014 - 5:30 PM**

NOTICE TO THE PUBLIC

Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and, for such purpose, may need to provide that a verbatim record of the proceeding is made, which record includes testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

Accommodation for the disabled (hearing or visually impaired, etc.) may be arranged with advance notice of seven (7) days before the scheduled meeting, by dialing (352) 726-2611 weekdays from 8 AM to 4 PM.

ENCLOSURES*

1) INVOCATION, PLEDGE OF ALLEGIANCE AND ROLL CALL

2) PLEASE SILENCE ELECTRONIC DEVICES

3) ACCEPTANCE OF AGENDA

4) PUBLIC HEARINGS

- 4 - 12 a) Comp Plan Amendment - Land-Use Adoption - Flowers Bakery -
 Ordinance*

5) CITY ATTORNEY REPORT

6) PRE-SCHEDULED PUBLIC APPEARANCES

7) MAYOR'S LOCAL ACHIEVEMENT AWARDS

- a) Department of Children and Family Services
 - Child Abuse Prevention - Proclamation*

8) OPEN PUBLIC MEETING

The public is invited to express opinion on any item for this meeting or pending action at a future meeting of City Council.

9) CONSENT AGENDA

- 13 - a) Bill Listing *
- 14 Recommendation - Approval

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- 15 - b) Council Minutes - 04/01/2014 *
22 Recommendation - Approval

- 23 - c) Arbor Day Proclamation*
24 Recommendation - Approval

- 25 - d) Child Abuse Prevention - Proclamation*
26 Recommendation - Approval

10) CITY MANAGER'S REPORT Correspondence/Reports/Recommendations

- 27 - a) ICRA Finding of Necessity-Resolution*
53
54 - b) Boat Launch - Bid Rejection*
55
56 - c) ICRA Board Application - Cindy DeVries*
60
61 - d) FL Water Environ. Assoc. (FWEA) David W. York Water Reuse Award
62
 e) City Fire Services (verbal)
 f) Storm Water Management (verbal)
 g) City Facade/City Grant Preparation - Standard (verbal)
 h) Other

11) COUNCIL/MAYOR SUBJECTS

12) NON-SCHEDULED PUBLIC COMMENT

13) ADJOURNMENT

- a)

DATES TO REMEMBER

Friday Night Thunder & "Doo Wop the Block"

Friday, April 18, 2014 from 5:00 - 8:00pm

Courthouse Square

Inverness Farmers Market

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET**

April 15, 2014 - 5:30 PM

Saturday, April 19, 2014 & May 1, 2014 from 9:00am - 1:00pm
Inverness Government Center City Square

Clean Up Day/Earth Day

Saturday, April 19, 2014 from 900am to 1:00pm
Inverness Government Square

~ Haz Mat Day

9:00am- 1:00pm

Pine Street Prking Lot

~ Arbor Day - Tree Planting

12:00 noon

Inverness Governement Plaza (Hwy 44/41 side of Bldg)

Cinema and Kids Day @ the Pines

Saturday, April 19, 2014 @ 8:00pm

Whispering Pines Park

City Workshop - Capital Improvement Plan (CIP)

Thursday, May 1, 2014 @ 5:30pm

Inverness Government Center

Inverness City Council Regular Meeting

Tuesday, May 6, 2014 at 5:30pm

Inverness Government Center

Agenda Memorandum – *City of Inverness*

April 10, 2014

TO: Elected Officials
FROM: City Manager
SUBJECT: Public Hearing – 14 CPA 001 Flowers Bakery
Ordinance (1st Reading)
CC: City Clerk & Finance Director
Enclosure: Staff Report for 14 CPA 001 Flowers Bakery
Ordinance 2014 - ###
Map of Subject Property
Site Plan

The Flowers Bakery, located off Highway 44, made application through the Department of Community Development to amend the City's Comprehensive Plan Land use map to expand their facility. As depicted on the enclosed map, the applicant is seeking approval to amend some +/- acre of lots 28 and 29 from Residential 1 to Commercial.

The enclosed site plan shows the assemblage and development of lands being considered in part with this application. Please note the rear of the subject property is being proposed to support a DRA needed for the expansion. This portion of the subject property will remain as Residential 1 Land Use District under this request. The DRA is a more consistent and transitional land use given the potential for a future neighborhood development and therefore consistent with a Residential Land Use/zoning district.

The Planning and Zoning Board publicly heard this application concurrently with the necessary zoning change for the proposed expansion at their meeting on April 2nd. They unanimously approved the zoning change and recommendation that City Council consider approving the Comprehensive Plan amendment. The action this meeting will be to conduct the first reading of the necessary Ordinance that is in keeping with the finding and recommendation by P&Z that the proposed amendment is consistent with the City's Comprehensive Land Use Plan.

Recommended Action –

1. Motion, second and vote read Ordinance 2014-701 by title
2. City Clerk reads Ordinance title
3. Open a Public Hearing for 14 CPA 001 Flowers Bakery
4. Those for; Those against
5. Close the Public Hearing to deliberate
6. To proceed, motion and second to adopt the Ordinance on the first reading by roll-call


Frank DiGiovanni

STAFF REPORT

Public Hearing – Small Scale Comp Plan

Future Land Use Map Change – Case 14-CPA001 and 14-Z-01

Applicant: Avis Craig on behalf of Flowers Bakery

Date: March 25, 2014

Prepared By: Dale Malm, Community
Development Director

The submitted joint application consists of a request to amend the City of Inverness Comprehensive Plan and the Land Development Code.

Background: The applicant is requesting a land use change to Lots 28 and 29, Inverness Village located in Section 13, Township 19, Range 19 from LD-R1 (Residential) to C (Commercial). The request is being sought so that the commercial establishment directly to the North of the two subject parcels may expand their building and operation and utilize the two parcels to accommodate expansion needs for parking, building access and a DRA. The parcels will not be used for the physical building expansion as the physical building expansion will occur on the currently occupied and zoned commercial parcels.

A small DRA currently exists on the property to the North of the two subject properties. The parcels under review for this application currently exist as vacant undeveloped lands and are located on unimproved roads. Access to these parcels under this application will be provided via a driveway to be constructed on to Harriet Dr. using the northernmost point of parcel 28 as the point of access. No other access point shall be constructed to these parcels.

The frontage along Highway 44 is commercial in nature throughout this corridor, with the adjoining parcels to the South being primarily undeveloped residential lots located in Inverness Acres. Inverness Acres has been platted, but has not been developed with any utility or road infrastructure other than electricity. There are very few residences that have been built in Inverness Acres, and the development that has occurred is primarily on perimeter parcels of the platted area. Only approximately 4.9% of the over 700 parcels in Inverness Acres have been developed. The proposed development of a DRA covering a significant portion of the subject parcels shall provide a greater buffer and transition between the differently zoned parcels.

Should this application be approved, the applicant will be required to meet all development requirements of the City of Inverness' land development code when a site development plan is submitted and reviewed.

GENERALIZED FUTURE LAND USE MAP REQUEST (GFLUM):	From: LD-R1, Low Density Residential District To: C, Commercial District
LAND DEVELOPMENT CODE	From: LD-R1, Low Density Residential District To: C, Commercial District
LOCATION:	Section 13, Township 19 South, Range 19 East, Further described as lots 28 and 29 Inverness Village PB 6 Pages 26-29 in the City of Inverness, Florida, within Citrus County, Florida.
ACREAGE:	Proposed GFLUM change – approximately 0.50 acres Proposed Total change – approximately 0.50 acres
SURROUNDING GENERALIZED FUTURE LAND DESIGNATIONS:	North – C, Commercial District South – LD-R1, Low Density Residential District East – LD-R1, Low Density Residential District West – LD-R1, Low Density Residential District
SURROUNDING LAND DEVELOPMENT CODE DESIGNATIONS:	North – C, Commercial District South – LD-R1, Low Density Residential District East – LD-R1, Low Density Residential District West – LD-R1, Low Density Residential District
SURROUNDING EXISTING LAND USES:	North – C, Commercial District South – LD-R1, Low Density Residential District East – LD-R1, Low Density Residential District West – LD-R1, Low Density Residential District

Small Scale Amendment: This application is for a small scale Comprehensive Plan and Land Development Code Amendment, and therefore is not required to petition to State agencies for comment. If approved, a copy of this amendment will be sent to all appropriate State agencies as a courtesy. Comments addressing issues within the City of Inverness are addressed in the Concurrency section below.

Staff Analysis:

A. Request for Land Use Change:

1. Concurrency

- a) Sanitary Sewer – The site will be served by an onsite sewage treatment disposal system since central wastewater service is not available.
- b) City Water – The site is serviced by the City of Inverness water system.
- c) Solid Waste – The applicant has indicated the site will utilize commercial solid waste collection. Public Works has indicated there is sufficient capacity to accommodate planned development for the proposed land use and be able to maintain sufficient solid waste removal.
- d) Site Plan – The applicant has provided a preliminary site plan for this property identifying the need for additional space to meet drainage requirements upon approval of this change which includes the addition of an additional DRA.

e) Schools – This is a proposal for a neighborhood commercial land use. Development of this site will not impact Citrus County’s school facilities.

2. **Consistency with Comprehensive Plan** – The applicant states that the proposed amendment is compatible with the Comprehensive Plan, and cites the following objectives and policies of the Comprehensive Plan in support of this application:

Objective 1.2.2: The City shall provide and adopt a City zoning map to ensure that future development and redevelopment activities are located in appropriate areas of the City as illustrated on the adopted Future Land Use Map, which shall be consistent with sound planning principles, and provide for control of urban sprawl in conformance with directives of the adopted future Land Use Element.

Policy 1.2.2.2: The City shall maintain compatible adjacent land uses and facilitate mitigation of differences when present.

Objective 1.6.2: Promote the development and redevelopment of commercial and office areas which are convenient to the public and well integrated into the transportation system and surrounding land uses.

Policy 1.6.1.1: The City shall discourage isolated commercial developments that require higher service costs.

3. **Staff Summary:**

Staff believes this proposed amendment to the Future Land Use Map is appropriate in that it permits expansion of a local business at its current location without negative impact of land use in that area. The amendment upholds the concept of minimizing sprawl and supporting the residential areas with employment opportunities and expanding economic development.

4. **Findings And Recommendation:**

The proposed land use amendment and zoning change are compatible with the adjoining development no adverse impact on surrounding properties.

Based on these findings, staff recommends approval of the requested land use change and zoning changes on approximately .50 acres from LD/R-1 Low Density Residential to C Commercial to Lots 28 and 29, Inverness Village located in Section 13, Township 19, Range 19 within the City of Inverness.

ORDINANCE NO. 2014 - 701

AN ORDINANCE AMENDING THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN ORDINANCE 89-401 OF THE INVERNESS CODE OF ORDINANCES FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY REVISING THE GENERALIZED FUTURE LAND USE MAP ON APPROXIMATELY 0.50 ACRES FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL PROPERTY AS FURTHER DESCRIBED HEREIN BELOW; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Inverness recognizes the need to plan for orderly growth and development,

WHEREAS, the City Council of the City of Inverness adopted the City of Inverness Comprehensive Plan, Ordinance 89-401 on April 14, 1989 and subsequent amendments, and

WHEREAS, Part II Chapter 163, Florida Statutes provide for the amendment of the Comprehensive Plan, and

NOW THEREFORE, be it enacted by the City Council of the City of Inverness, Florida as follows:

SECTION 1. SHORT TITLE

THIS ORDINANCE shall be known as, cited as and referred to the City of Inverness Comprehensive Plan Amendment 14-CPA-001 Flowers Bakery and shall be effective within the incorporated areas of the City of Inverness.

SECTION 2. AUTHORITY

This City of Inverness Comprehensive Plan Amendment 14-CPA-001 Flowers Bakery is adopted pursuant to Chapter 163, Florida Statutes.

SECTION 3. REVISIONS AND ADDITIONS TO THE FUTURE LAND USE MAP CITY OF INVERNESS

14-CPA-001 Flowers Bakery

Re-designation from Low Density (LD/R1) to Commercial (C) modifying the Future Land Use Map as presented in 14-CPA-001 and as further described in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 4. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The City Council of the City of Inverness hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

SECTION 5. INCLUSION IN THE COMPREHENSIVE PLAN

It is the intention of the City Council of the City of Inverness, Florida and it is hereby provided that the provisions of this Ordinance shall become and be made a part of the City of Inverness Comprehensive Plan (City of Inverness Ordinance No. 89-401). To this end, the sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section", "article", "policy" or other appropriate designation.

SECTION 6. EFFECTIVE DATE

The effective date of this Small Scale Comprehensive Plan Amendment shall be at the 2nd reading thereof, and the adoption of this ordinance by the City Council of the City of Inverness. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

UPON A MOTION DULY MADE AND CARRIED, the foregoing Ordinance was adopted on the ____ day of _____ 2014.

CITY OF INVERNESS, FLORIDA

By: _____
KEN HINKLE, President

By: _____
ROBERT PLAISTED, Mayor

ATTEST:

DEBORAH DAVIS, City Clerk

Approved as to form and correctness:

City Attorney

EXHIBIT A

14-CPA-001
Flowers Bakery

Legal Description

Lots 28 and 29 of Inverness Village, Plat Book 6, Page 26, Block 11, Public Records Citrus County Florida.

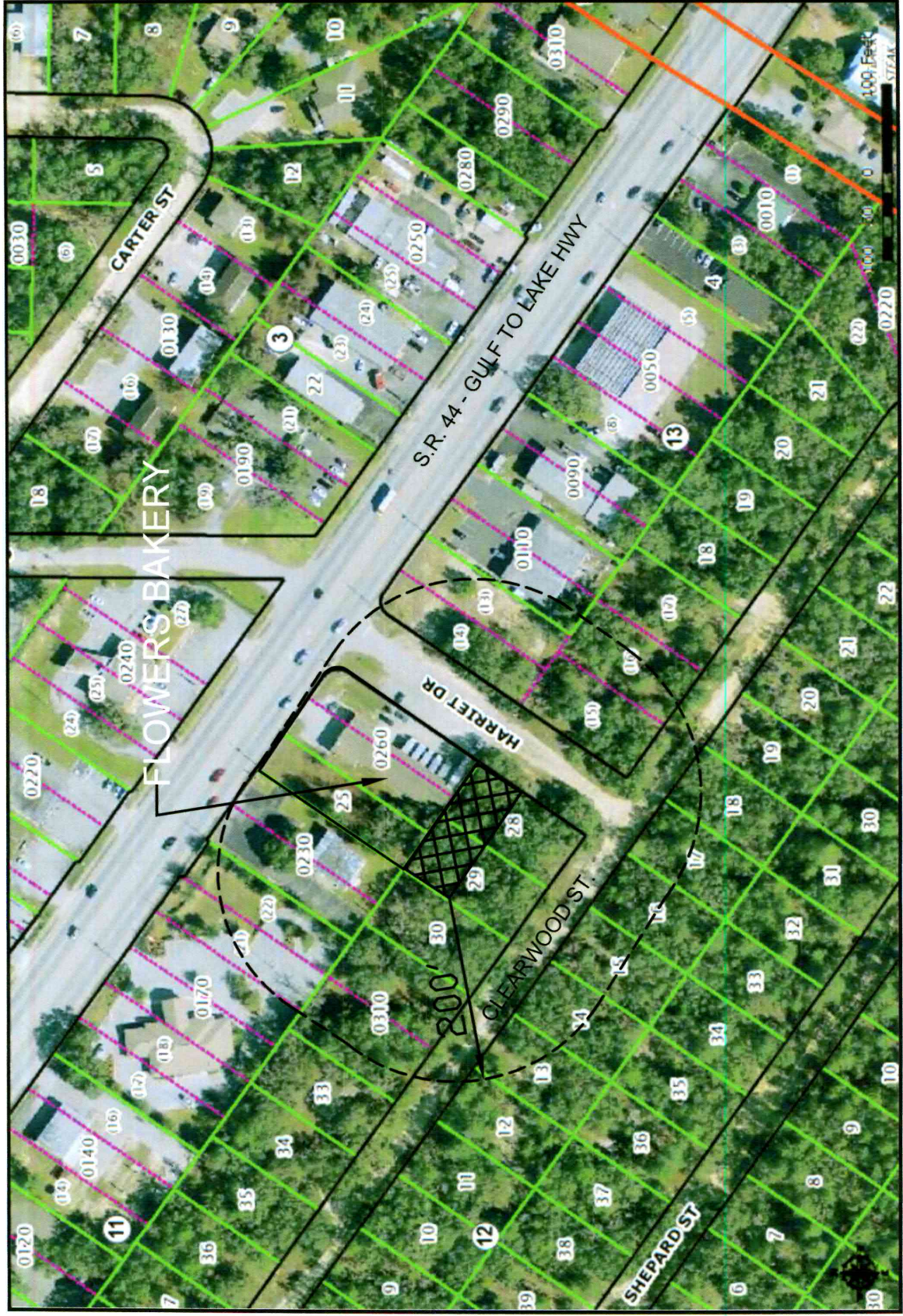
Alternate Key Nos. 1690803 and 1690811

COOPER - COMP PLAN AMENDMENT

INVERNESS VILLAGE SUBDIVISION

AREA OF PROPOSED CHANGE

EXHIBIT 1
AERIAL



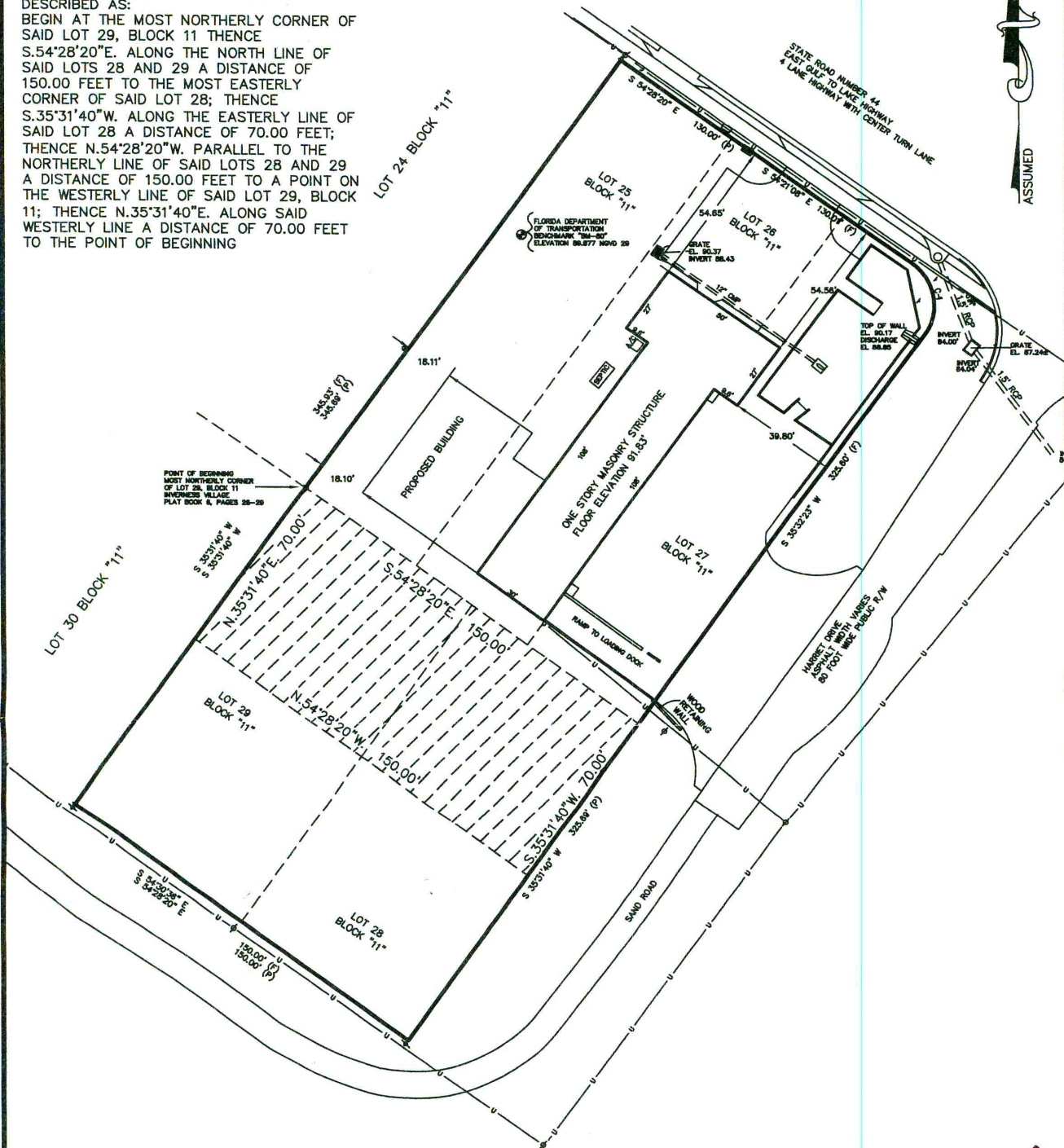
DESCRIPTION

THE NORTHERLY 70 FEET OF LOTS 28 AND 29, BLOCK 11 INVERNESS VILLAGE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 26 THROUGH 29 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS:
BEGIN AT THE MOST NORTHERLY CORNER OF SAID LOT 29, BLOCK 11 THENCE S.54°28'20"E. ALONG THE NORTH LINE OF SAID LOTS 28 AND 29 A DISTANCE OF 150.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 28; THENCE S.35°31'40"W. ALONG THE EASTERLY LINE OF SAID LOT 28 A DISTANCE OF 70.00 FEET; THENCE N.54°28'20"W. PARALLEL TO THE NORTHERLY LINE OF SAID LOTS 28 AND 29 A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 29, BLOCK 11; THENCE N.35°31'40"E. ALONG SAID WESTERLY LINE A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING

DESCRIPTION SKETCH

THIS IS NOT A SURVEY

Exhibit # 3



LEGEND AND ABBREVIATIONS

- | | |
|---|--|
| (P) = PLAT | -UGE- = UNDERGROUND ELECTRIC SERVICE LINES |
| (F) = FIELD MEASURED | -O- = CHAIN LINK FENCE |
| FB/P = FIELD BOOK & PAGE | -X- = WIRE FENCE |
| ⊙ = SET IRON 1/2" ROD AND CAP (LB 6443) | ⊠ = UTILITY SPLICE BOX |
| Ⓢ = FOUND IRON ROD | ⊕ = UTILITY POLE |
| ■ = 4" X 4" CONCRETE MONUMENT (NO I.D.) | Ⓜ = WATER METER |
| | Ⓜ = CONCRETE SLAB |
- R/W = RIGHT OF WAY

1"=50'
SCALE
GWS
DRAWN BY
13-480
PROJECT NO.

FIELD DATE

FIELD VOL.
FILE
MAP NUMBER

Certified to: TROY COOPER

**CENTRAL FLORIDA ENGINEERING,
SURVEYING & MAPPING, INC.**
CERTIFICATE NO. 6443
3703 EAST FOREST DRIVE
Inverness, Florida 34453-0787
Phone (352) 344-2016
FAX (352) 344-5336

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
Gary W. Smith
Gary W. Smith, P.L.S.
Florida Registered Land Surveyor No. 4577
THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE.

04/11/2014 13:51
ekirkland

CITY OF INVERNESS
CASH REQUIREMENTS REPORT

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 04/16/14
			TOTALS FOR CITRUS COUNTY CHRONICLE		68.20
			TOTALS FOR CENTRAL MATERIALS CO INC		391.55
			TOTALS FOR FLORIDA MUNICIPAL INSURANCE TRUST		209.26
			TOTALS FOR OFFICE DEPOT INC		91.76
			TOTALS FOR SUMTER ELECTRIC COOPERATIVE INC		113.95
			TOTALS FOR TIME WARNER CABLE		129.95
			TOTALS FOR NATIONWIDE RETIREMENT SOLUTIONS		1,051.12
			TOTALS FOR UNITED WAY OF CITRUS COUNTY		39.00
			TOTALS FOR PUBLIC EMPLOYEES UNION		49.51
			TOTALS FOR LLOYD M. MCMULLEN JR.		135.00
			TOTALS FOR BOONE, JANE		16.40
			TOTALS FOR A.C.M.S., INC		8,745.84
			TOTALS FOR CITRUS COUNTY SHERIFF'S OFFICE		20.00
			TOTALS FOR DUMONT COMPANY INC		102.00
			TOTALS FOR CITY ELECTRIC SUPPLY INC		17.07
			TOTALS FOR EMBARQ FLORIDA, INC		811.37
			TOTALS FOR WILLIAMS,MCCRANIE,WARDLOW & CASH, P.A.		5,000.00
			TOTALS FOR UNIFIRST CORPORATION		37.29
			TOTALS FOR PUBLIC RISK MANAGMENT OF FLORIDA		28,221.53
			TOTALS FOR HAAG, HAAG & FRIEDRICH, PA		2,036.00
			TOTALS FOR ANDERSON GAS SERVICES, INC		1,163.00
			TOTALS FOR TOP HAT INC. PEST CONTROL AND LAWN CARE		1,331.25
			TOTALS FOR JANUSZEWSKI, CINDY		31.60
			TOTALS FOR US LEGAL SERVICES, INC		112.50
			TOTALS FOR HARRISON, JILLIAN		165.65
			TOTALS FOR FLORIDA TELEVISION PRODUCTION CO.		250.00
			TOTALS FOR GROVE NETWORKS INC		17,000.86

04/11/2014 13:51
ekirkland

CITY OF INVERNESS
CASH REQUIREMENTS REPORT

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 04/16/14
			TOTALS FOR WXOF, INC		622.00
			TOTALS FOR ART WALKER CONSTRUCTION INC		112,835.04
			TOTALS FOR SHORT, DONNA MARIE		157.65
			TOTALS FOR DANIEL W DUGAN		215.53
			TOTALS FOR INVERNESS IT GROUP LLC		128.30
			TOTALS FOR DEBOSKEY, LORI E		83.21
			TOTALS FOR BURNS, LAURA		70.82
			TOTALS FOR O'BERRY, WILLIAM E		164.33
			REPORT TOTALS		181,618.54

** END OF REPORT - Generated by Esther Kirkland **

April 1st, 2014
5:30 PM

The City Council of the City of Inverness met on the above date in Regular Session at 212 W. Main Street with the following members present:

President Hinkle
Vice President Hepfer
Councilwoman Bega
Councilman McBride
Councilman Ryan
Mayor Plaisted

Also present were City Manager DiGiovanni, City Attorney Haag, Asst. City Manager Dick, CM in Training Williams, Finance Director Chiodo, and City Clerk Davis.

The Invocation was given by Councilman McBride and the Pledge of Allegiance was led by the City Council.

ACCEPTANCE OF AGENDA

Councilwoman Hepfer motioned to accept the Agenda as presented. Seconded by Councilman McBride. The motioned carried.

PUBLIC HEARINGS

None

CITY ATTORNEY REPORT

None

SCHEDULED APPEARANCES

John Stewart, retired Air Force Chief Sergeant and Board Member for the Citrus County Welcome Home Program, Vice President of Citrus County Veterans Advisory Board, and also a disabled Vietnam War Veteran appeared before City Council. Mr. Stewart made a special presentation on Project Welcome Home in Inverness next year to honor Vietnam Veterans. He reviewed the statistics on how many were killed, injured, disabled, the overwhelming suicide stats, etc. and told stories of the horrific actions vented toward them by the American public. It was asked that the City of Inverness participate in the "Welcome Home Vietnam Veteran" Program, and spoke of how the program got started. As the City being a partner, you would be required to implement four (4) events, to honor Vietnam Vets from 2015-2017. One event they would like to see locally is a special one time parade to honor Vietnam Veterans, which would attract veterans from around the state. Their organization unanimously agreed as one of the most Patriotic Cities in America, Inverness should be the ideal location to hold this event. The Citrus County Veteran Collation Ad Hoc Committee has agreed to organize the parade, similar to the Veterans Day Parade. Mr. Jim Stefonic, of the Vietnam Memorial Fund, has indicated that we

could have the Vietnam traveling wall memorial, for May 2, 2015. He asked for council support in this endeavor.

President Hinkle had all stand and he personally thanked John Stewart for serving our country.

Councilwoman Hepfer motioned that the City of Inverness support everything discussed this evening. Seconded by Councilman Ryan. Motion carried unanimously.

City Manager DiGiovanni updated Council on the work currently in progress in support of this event.

Commissioner Scott Adams thanked City Council for being a great community of caring people and running a good agency and expressed his respect for Attorney Haag. He spoke of his friendship with most all of the veterans, and was looking forward to this program.

MAYOR'S LOCAL ACHIEVEMENT AWARDS

None

OPEN PUBLIC MEETING

Tom Gallagher, past Commander of American Legion Post 225, in Floral City, spoke of how we have this welcome home for Iraq & Afghanistan Vets and support them, and they would like Council and the general public to come to these events.

CONSENT AGENDA

Councilwoman Hepfer motioned to accept the Consent Agenda. Seconded by Councilman Ryan. The motion carried.

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 04/01/14*
 - Recommendation – Approval

CITY MANAGER'S REPORT

10)a) County Incentive Grant Program (CIGP) Resolution- Zephyr St. – City Manager DiGiovanni advised that this regards project improvements and our relationship with FDOT and their incentive Grant Program to help fund modifications and improvements to Zephyr Street. The project involves a design phase which is partially funded 50/50 with DOT, and the construction phase is anticipated to cost \$375,000, at a 50/50 match, with the funding already adopted in the CIP (\$187,500 City Share). The enclosed Resolution enables participation in the grant program and additionally will be run through the Citrus County Government and then back through the city.

Councilwoman Bega motioned to have the City Clerk read Resolution # 2014-14 by title only. Seconded by Councilwoman Hepfer. The motion carried.

RESOLUTION 2014 - 14

A RESOLUTION BY THE CITY OF INVERNESS, FLORIDA TO ENTER INTO A COUNTY INCENTIVE GRANT PROGRAM AGREEMENT WITH THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, AND CITRUS COUNTY, FLORIDA.

Councilwoman Hepfer motioned to adopt Resolution 2014-14 by roll call vote. Seconded by Councilman Ryan. Roll call vote was as follows:, Councilman Ryan, yes; Councilwoman Bega, yes; Councilman McBride, yes; Councilwoman Hepfer, yes; President Hinkle, yes. The motion carried.

10)b) County Incentive Grant Program (CIGP) Agreement- Zephyr St. City Manager DiGiovanni noted that the agreement will bring to the City \$187,500 for improvements to this road project with a total anticipated project cost of \$375,000. It was recommended that council proceed to adopt the agreement.

Councilman Ryan motioned execute the CIGP Agreement (Financial Project Number: 431843 1 58 01) for Zephyr Street from North Apopka Avenue to Ella Street between the City of Inverness, Citrus County, and FDOT. Seconded by Councilwoman Hepfer. The motion carried unanimously.

10)c)County Incentive Grant Program (CIGP) Resolution- Highland Blvd. was addressed by City Manager who indicated this requires the same action as the Zephyr Street Incentive Grant Program. He noted how FDOT supports these Grant Programs, as these projects alleviate traffic from the main state roads. This projects total funding is \$883,500. Our portion of the project would be \$441,750 with 50% being funded by DOT, with your handling of these issues.

Councilwoman Hepfer motioned to have the City Clerk read Resolution # 2014-15 by title only. Seconded by Councilman McBride. The motion carried.

RESOLUTION 2014- 15

A RESOLUTION BY THE CITY OF INVERNESS, FLORIDA TO ENTER INTO A COUNTY INCENTIVE GRANT PROGRAM AGREEMENT WITH THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, AND CITRUS COUNTY, FLORIDA.

Councilwoman Hepfer motioned to adopt Resolution 2014-15 by roll call vote. Seconded by Councilman Ryan. Roll call vote was as follows: Councilman Ryan, yes; Councilwoman Bega, yes; Councilman McBride, yes; Councilwoman Hepfer, yes; President Hinkle, yes. The motion carried.

10)d) County Incentive Grant Program (CIGP) Agreement- Highland Blvd. was addressed, noting that this supports the resolution just adopted agreeing with and executing the agreement between the City, through the County and DOT, to receive and expend these funds. The construction estimate total is \$883,500 with the city share being \$441,750.

Councilman Ryan motioned execute the CIGP Agreement (Financial Project Number: 43032 1 58 01) for Highlands Boulevard from South Line Avenue to Apopka Avenue between the City of Inverness, Citrus County, and FDOT. Seconded by Councilwoman Hepfer. The motion carried unanimously.

10)e) Revised Investment Policy – Resolution was addressed. It was explained that the City has an Investment Policy that follows conservative fiduciary protocols to invest funds in a manner consistent to reduce risk and achieve the greatest return. That didn't deter the State from adopting legislation to stipulate the manner and controls governing investment of public funds. Before Council was an Investment Policy update that meets conditions of Legislative action, which Council is required to take several steps to formally recognize the policy and adopt an

enabling Resolution. The policy will modernize the City's invest strategy while maintaining compliance with Florida Statute for investment activities.

Councilwoman Hepfer motioned to have the City Clerk read Resolution # 2014-12 by title only. Seconded by Councilman Ryan. The motion carried.

RESOLUTION NO. 2014-12

A RESOLUTION OF THE CITY OF INVERNESS OF CITRUS COUNTY, FLORIDA, ADOPTING THE INVESTMENT POLICY OF THE CITY OF INVERNESS; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilman McBride motioned to adopt Resolution 2014-12 by roll call vote. Seconded by Councilwoman Hepfer. Roll call vote was as follows:, Councilman Ryan, yes; Councilwoman Bega, yes; Councilman McBride, yes; Councilwoman Hepfer, yes; President Hinkle, yes. The motion carried.

10)f) Uniform Chart of Accounts – Opposing Legislation- Resolution was addressed regarding legislative changes to involve greater transparency. It was explained the way the audit system is structured and how communities get into fiscal trouble. These changes which involve reporting and the audit process are expensive, therefore we recommend you adopt a resolution seeking relief from these changes, as we do not see this improving transparency or fiscal stewardship. Staff sees this as wasteful and suggests you challenge the changes. It was noted they are not mandated to pass this. If these changes occur we will be spending many thousands of dollars more to get audit produced.

Councilwoman Hepfer motioned to have the City Clerk read Resolution # 2014-16 by title only. Seconded by Councilwoman Bega. The motion carried.

RESOLUTION NO. 2014-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA URGING MEMBERS OF THE FLORIDA LEGISLATURE TO OPPOSE LEGISLATION THAT WOULD MANDATE THE USE OF A UNIFORM CHART OF ACCOUNTS FOR ALL GOVERNMENTAL ENTITIES TO REPORT FINANCIAL INFORMATION.

Councilwoman Bega motioned to adopt Resolution 2014-16 by roll call vote. Seconded by Councilwoman Hepfer. Roll call vote was as follows:, Councilman Ryan, yes; Councilwoman Bega, yes; Councilman McBride, yes; Councilwoman Hepfer, yes; President Hinkle, yes. The motion carried.

10)g) Budget Appropriation – Utility System Resolution- City Manager referenced this to be about the ESG Project Contingency Increase. There are elements of the project that require greater attention than initial analysis concluded. Curb stop and protection of the ground level antenna at most all location requires that we make appropriation to support the project to achieve a successful outcome. The presented Resolution will allocate additional lease proceeds in the amount of \$219,124 with \$75,000 being accessed from the Utility Cash Reserves to better support project contingencies.

Councilwoman Hepfer motioned to have the City Clerk read Resolution # 2014-11 by title only. Seconded by Councilman Ryan. The motion carried.

RESOLUTION 2014-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA AMENDING THE ADOPTED BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER

1, 2013 AND ENDING SEPTEMBER 30, 2014, AMENDING THE UTILITY FUND REVENUES AND EXPENDITURES AND PROVIDING FOR AN EFFECTIVE DATE.

Councilman Ryan motioned to adopt Resolution 2014-11 by roll call vote. Seconded by Councilwoman Hepfer. Roll call vote was as follows:, Councilman Ryan, yes; Councilwoman Bega, yes; Councilman McBride, yes; Councilwoman Hepfer, yes; President Hinkle, yes. The motion carried.

10) h) Boater Improvement Grant- Resolution was addressed with City Manager DiGiovanni reporting on this grant submittal program. There is an initiative in the Capital Improvement Plan (CIP) to design and construct a boat launch at the Wallace Brooks Park, for non-motorized vessels. The CIP project is funded in part through grants. Attached is a resolution that needs to be adopted by this legislative body, and will be made part of the grant submittal to demonstrate that City Council is aware we are applying for this grant, they support this grant, and any matching funds are committed by the City.

Councilwoman Hepfer motioned to have the City Clerk read Resolution # 2014-13 by title only. Seconded by Councilman McBride. The motion carried.

RESOLUTION NO. 2014-13

AUTHORIZING THE SO NAMED PROJECT MANAGER TO APPLY FOR AND ADMINISTER THE FLORIDA BOATING IMPROVEMENT PROGRAM GRANT ON BEHALF OF THE CITY OF INVERNESS FOR THE BOAT LAUNCH DOCK PROJECT.

Councilman McBride noted the kayak boat launch project in the CIP for some time with \$50,000 appropriated, and questioned if we are looking for a grant hoping to not use the \$50,000.

City Manager DiGiovanni explained there is no out of pocket cash match. There will be in-kind services such as acquiring permits, improving the site, etc. If we see an opportunity to get money from somewhere, we go for it, and if we don't get this we will find funding.

Councilwoman Hepfer motioned to adopt Resolution 2014-13 by roll call vote. Seconded by Councilman Ryan. Roll call vote was as follows: Councilman Ryan, yes; Councilwoman Bega, yes; Councilman McBride, yes; Councilwoman Hepfer, yes; President Hinkle, yes. The motion carried unanimously.

10) i) Citrus Water Plant- Surplus Equipment was addressed. The history of the plant was provided, which has been out of operation since the early 1970's. Since that time it has become a storage for older and out of date equipment and materials related to the city's utility system. Most of the equipment/materials are inoperable or no longer have useful purpose or value and needs to be disposed of or process as scrap metal. Equipment/material of value will be processed through the bid/auction process. Council is asked to authorize that we proceed with disposal process.

Councilwoman Hepfer motioned to declare the outdated equipment at the Citrus Water Plant surplus property and authorize that staff proceed with disposal process. Seconded by Councilman Ryan . The motion carried unanimously.

10) j) Custodial Services – Manning Document Change was addressed. City Manager DiGiovanni advised that a list of all positions within the City of Inverness is adopted by City Council through the budget process. The City Manager has authority to temporarily create positions based on need, and the authority to deal with full time positions, and break them into part-time, if that proves cost effective. We are dealing with custodial services previously

addressed through contract. He noted the recent previous bid recommendation, which have been rejected and we could perform duties at a much lesser amount by hiring a part-time custodian, and this would provide more oversight of the employee.

Councilman Ryan motioned to approve the creation of a part-time custodial labor position at a compensable range from minimum wage to \$11.00hour. Seconded by Councilwoman Hepfer. The motion carried.

10) k) Healthy Weight Community Champions (verbal). It was noted that the City of Inverness was recognized by the State Surgeon General Healthy Weight Community Champion 2014 Recognition Program for their efforts in modeling itself with intermodal elements, cycling, walking and programs which are important investment to a healthier and more active lifestyle.

10) l) Former Cox Building Update (verbal). City Manager DiGiovanni provided information previously requested by City Council regarding the work and type business moving into the former Cox Building on Hwy 41 S. He noted that Suncoast Roofer Supply, which specialized in the distribution of residential and commercial roofing products and accessories will be moving into the building. The total permitted renovation cost is \$185,700. Informational only and no action is necessary

10) m) Valerie Theatre Easement Update (Verbal) was addressed by City Manager DiGiovanni stating this building will not sit idle as it will help businesses prosper. He spoke of the attorney's office to right of the theatre and that it predates the Valerie theatre and a section of that building which was in the movie "Follow That Dream". There are original chairs that were used in the movie that are still in the office. We are looking to have that building become part of the complex of the Valerie Theatre under the City's domain, in the future. Refurbishing of the office to be a historic, tourist destination is interesting to consider.

10) n) Property Swap – Citrus County (verbal) was addressed with City Manager reporting that this was started many months ago. At an EDC meeting two months ago the County announced they were ready to make it happen. He noted that if we do not get any resolution before next meeting of City Council, it may be recommended to table this matter.

10) o) Paperless Agenda Workshop Orientation was addressed, with City Manager DiGiovanni requesting that Council confirm a date to hold a workshop for training on iPads for the Paperless Agenda, which is currently in place. This is the last step of implementation to get council familiar and comfortable with the system. Several dates are available to conduct a Workshop and are highlighted on the attached Calendar for April.

Consensus was to hold the Workshop on April 10, @ 5:30pm.

City Manager DiGiovanni additionally reported on the following:

- Budget Overview Workshop will take place this Thursday, April 3rd and we will be identifying a date for a workshop regarding Fire Services and informational exchange.
- He stated that elected members of city government need to keep a focus regarding the TPO moving to an MPO, which is to the South with Hernando County. Lots of information comes to you, and he cautioned that we don't always know the

origin or history of it. They are looking at some dynamic in Sugarmill Woods for a road extension for development in Hernando County, and a Floral City Bypass that will connect to the South. He asked that they cautiously proceed. Our traffic patterns are to the North, not southerly, yet there is pushing to get us going to the South. The placement of these projects will affect the development of 41North and the amount of resources needed on an economic development standpoint on the East side of all of Citrus County. He noted a letter provided from Senator Dean to the Secretary of DOT that DOT stop any activity until meetings of transparency.

- City Manager DiGiovanni noted that a residential Haz Mat Program is scheduled for April 19th.

COUNCIL/MAYOR SUBJECTS

Mayor Plaisted noted that April 4th is Lincoln Day Dinner. He spoke of his recent visit to Israel and the Holocaust museum. Mayor stated that the Inverness area is blossoming and it seems a hotel would want to come into Inverness and asked if we know of anything. City Manager reported that from a standpoint of quality and planning, nothing has materialized as we are particular. The Mayor was looking forward to the Taste of Inverness at Liberty Park.

Councilwoman Bega questioned the date for the Vietnam Veterans parade next year. It will be May 2nd, 2015.

Councilman Ryan spoke of attending the shuffleboard tournament, bike ride, and the Mopar Car show. With this city being a most Patriotic city – we try to honor our veterans everyday. Many of Council are veterans and we feel it in our toes when a flag goes by. He spoke to city staff being so dedicated to the progression of the community.

Councilwoman Hepfer thanked the veterans and noted how we appreciate them. She spoke of a book called Musings of a Snow Bird, and the inclusion of the City seal of Inverness. Councilwoman obtained the book from neighbor who moved to Inverness because they traveled through the State and love this area.

Councilman McBride thanked the veterans again for serving. He spoke of the great article in paper today about Eric Williams and it was very well done. Looking forward to Taste of Inverness, always a wonderful time to meet people.

Council President Hinkle spoke of the Fire MSBU, Whispering Pines contract, etc. There are lots of interest in people wanting to move here. He thanked the Vietnam Veterans again, and if not for them, we would likely be under different leadership. He spoke of upcoming events and the Valerie Theatre.

Mayor Plaisted wanted to thank the Veterans and spoke of coming from Tampa many years ago and how Ray Michael taught him a lot about what it meant to be a veteran. This is the finest and most forward thinking council he has ever worked with.

CITIZENS NOT ON AGENDA

Martha Hinkle, Inverness had a concern about people making left turns onto Montgomery out of the High School, and would like to see if DOT could come back during school year, to observe the problem. It is used by a lot of school buses and students. City Manager DiGiovanni, stated he would make that phone call to FDOT.

Scott Adams addressed Council and thanked the Veterans in attendance. He spoke of the quality of life in Citrus County is why people move here, and people will leave if we make it a downtown Tampa. He supports the efforts to keep this city a Mayberry type town with a hometown atmosphere.

Karen Esty of Inverness spoke of moving here 2 years ago and being appointed to TBARTA Citizens Advisory Committee. Members of the TPO need to be careful, like the bypass issue. Citizens don't know how things happen and she will always go to BOCC meetings as she is against the Medical Corridor. Too much build out and we are losing our quality of life if certain things happen.

George Gouldbourne made a presentation to City Manager in Training and provided the article from today's newspaper.

City Manager DiGiovanni reminded that Budget Overview Workshop will take place this Thursday, April 3rd and we will be identifying a date for a workshop regarding Fire Services and informational exchange.

The meeting adjourned at 7:19pm.

City Clerk

Council President

CITY OF INVERNESS

04/09/14

MEMO

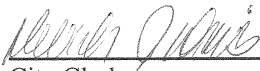
TO: Elected Officials
FROM: City Clerk
SUBJECT: Authorization for Proclamation Issuance
“ Arbor Day 2014 ”
CC: City Manager
Enclosures: Draft Proclamation

The enclosed request is for the Inverness City Council to consider and authorize issuance of a Proclamation in recognizing April 22nd, 2014, as

“Arbor Day”

Recommended Action –

If City Council supports the above listed subject, and wishes to issue a Proclamation, please motion and vote to authorize that we finalize such Proclamation to be issued by the Mayor as arranged by the Office of the City Clerk.



City Clerk

PROCLAMATION

Whereas, Arbor Day was started in Nebraska in 1872 by J. Sterling Morton with the planting of more than a million trees, to stress the value of trees in our lives; and

Whereas, this national observance is celebrated yearly on the last Friday of April to educate everyone on the significance trees have, including their ability to reduce erosion, lower home heating and cooling costs, moderate temperature, clean the air, provide life-giving oxygen, and shelter for wildlife; and

Whereas, trees in our city add to the beauty of our natural surroundings, increase property values, and provide a source of joy and spiritual renewal;

Now, therefore, I, Bob Plaisted, Mayor of the City of Inverness, do hereby proclaim April 22, 2014 as

“Arbor Day”

and urge all citizens to plant trees, and support efforts to protect these valuable resources.

Bob Plaisted, Mayor
City of Inverness

ATTEST:

Deborah Davis
City Clerk

CITY OF INVERNESS

04/09/14

MEMO

TO: Elected Officials
FROM: City Clerk
SUBJECT: Authorization for Proclamation Issuance
"Child Abuse Prevention Month 2014"
CC: City Manager
Enclosures: Draft Proclamation

The enclosed request is for the Inverness City Council to consider and authorize issuance of a Proclamation in recognizing the month of April, 2014, as:

"Child Abuse Prevention Month"

Recommended Action –

If City Council supports the above listed subject, and wishes to issue a Proclamation, please motion and vote to authorize that we finalize such Proclamation to be issued by the Mayor as arranged by the Office of the City Clerk.


City Clerk

Proclamation

WHEREAS, Florida's future prosperity depends on nurturing the healthy development of more than 4 million children currently living, growing and learning within our many diverse communities; and

WHEREAS, research shows that safe and nurturing relationships and stimulating and stable environments improve brain development and the well being of children, while neglectful or abusive experiences and unstable or stressful environments increase the odds of poor childhood outcomes; and

WHEREAS, the abuse and neglect of children can cause severe, costly and lifelong problems affecting all of society, including physical and mental health problems, school failure and criminal behavior; and

WHEREAS, research also shows that parents and caregivers who have social networks and know how to seek help in times of trouble are more resilient and better able to provide safe environments and nurturing experiences for their children; and

WHEREAS, individuals, businesses, schools, and faith-based and community organizations must make children a top priority and take action to support the physical, social, emotional and educational development and competency of all children; and

WHEREAS, during the month of April, Prevent Child Abuse Florida, in collaboration with the Florida Department of Children and Families, will be engaging communities throughout the state in a coordinated effort to prevent child abuse and neglect by promoting the awareness of healthy child development, positive parenting practices and the types of concrete support families need within their communities.

NOW, THEREFORE, I, Bob Plaisted, Mayor of the City of Inverness, do hereby extend greetings and best wishes to all observing April, 2014 as:

“Child Abuse Prevention Month”

Bob Plaisted, Mayor

ATTEST:

Deborah Davis, City Clerk

Agenda Memorandum – *City of Inverness*

April 10, 2014

TO: Elected Officials

FROM: City Manager (Prepared by Eric Williams)

SUBJECT: ICRA Finding of Necessity (FON) – Resolution

CC: City Clerk & Finance Director

Enclosure: Finding of Necessity
Resolution

At the February 4, 2014 meeting of City Council, discussed was the potential extension, expansion, and plan update for the Inverness Community Redevelopment Agency (ICRA) established in 1991. Paramount in that discussion was that the current ICRA plan and area will sunset in the coming years and can be extended and/or expanded with appropriate diligence.

The first step in that diligence is to establish that the statutory measure of need is met within the current and proposed expansion areas. The city engaged the firm Real Estate Research Company (GAI) to perform the scope of work resulting in the Finding of Necessity (FON) document before Council tonight. The document establishes the need to extend, expand, and update the ICRA plan in four critical areas:

- I. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (“blight”) (Section 163.340(8) a, F.S.)
- II. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions (“blight”) (Section 163.340(8) b, F.S.)
- III. Deterioration of site or other improvements (“blight”) (Section 163.340(8) a, F.S.)
- IV. Unsanitary or Unsafe Conditions (“blight”) (Section 163.340(8) d, F.S.)

The FON document includes a map and review of the proposed expansion which captivates sum \$115 million dollars in taxable value across 562 parcels as a potential base year for the Tax Increment Finance.

This is in comparison to the 1991 original CRA plan that included \$4.9 million and sum 37 parcels which today represents over \$15 million dollars in assessed value. Though there has been great increase in value there is still work to be done.

The FON under consideration, by adoption of a Resolution by Council, sets in motion the development of an updated plan that focuses on the proposed expanded area. If approved, the plan should be developed within the coming months and vetted publicly through the City's ICRA. Comments by the public and members will subsequently lead to adoption. ICRA will provide certain recommendation and plan approvals for consideration by City Council at a regularly scheduled public meeting in May.

Recommended Action –

1. Motion, second and vote to read the Resolution 2014-18 by title
2. Discuss the matter
3. Motion and second to adopt the Resolution by roll-call, and authorize the Council President to execute the document.

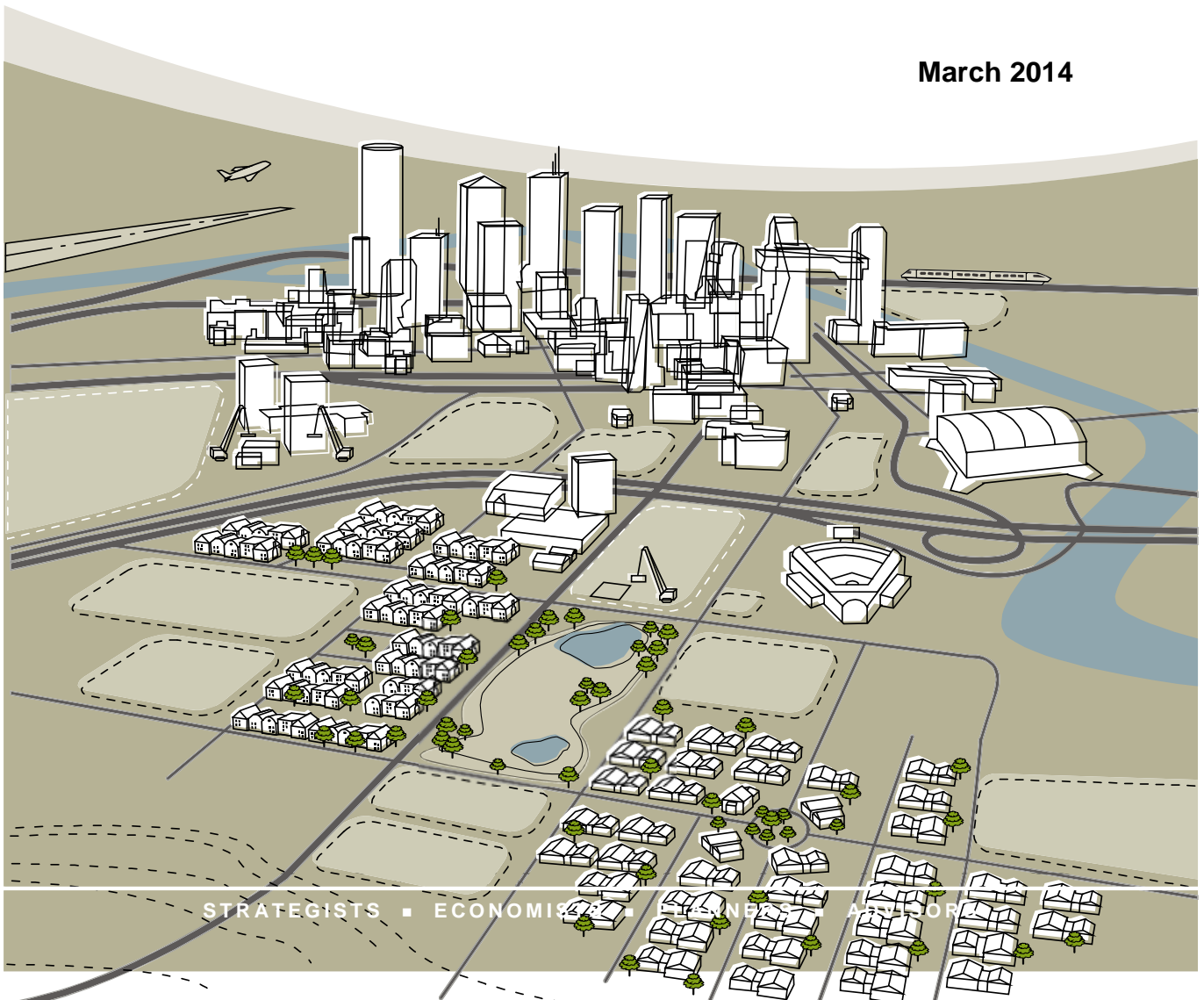
If you wish to discuss this further, please contact me at your convenience.


Frank DiGiovanni

Inverness Finding of Necessity for Expanded CRA Boundary

City of Inverness, Florida

March 2014



STRATEGISTS ■ ECONOMISTS ■ PLANNERS ■ ADVISORS

Table of Contents

Introduction	1
Area Overview	2
Community Redevelopment Act of 1969: Objectives and Purpose	3
Declarations and Process.....	5
Findings of Necessity.....	5
Existing Land Use Characteristics	6
Area Composition	6
Visual Character, Existing Building, and Site Conditions Analysis.....	10
Building Conditions and Structure Documentation	10
Transportation, Road, and Traffic Conditions	14
Reported Investment and Disinvestment Activity.....	17
Stormwater and Utility Infrastructure.....	18
Additional Indicators of Deterioration and Blight	19
Conclusions/Summary	20
Assessment of “Substantial Deterioration”	20
Blight Factors Present in the Study Area	21

Introduction

The initiative to expand the CRA and update the redevelopment plan for the Inverness area arises from the need to stimulate reinvestment in the area and identify new funding sources which would improve existing conditions and generate additional improvement activity. A key concern of the area is the low property values that deter further growth. A redevelopment initiative to identify new market potential for the area and the supporting upgrades and additions to the infrastructure, commercial and/or office uses, and overall physical environment is a necessary component to the broader goal of attracting investment.

Before identifying prospective private sector interest in the area, current blighting influences should be addressed to begin rebuilding the infrastructure necessary to support and attract investment. Deteriorating conditions of structures, utilities, and general physical environment undermine economic development efforts and impede the improvement of the area. Symptomatic of the deterioration is indicated by the decrease in ad valorem tax revenues.

Identifying resources to remove blighting influences is essential to remain competitive in the economic marketplace. An initial step is creating the CRA with community approved boundaries. A Finding of Necessity (FON) assists in identifying a proposed redevelopment area. A subsequent community redevelopment plan will specify the desired improvement projects and implementation steps to execute them. The CRA will be funded in most part by increment revenues designated specifically to the proposed redevelopment area. These monies will be contributed to a Trust Fund for redevelopment efforts pursuant to the City's Inverness CRA Development Initiative, and further, the capital improvement and job creation program.

The purpose of this analysis is to support the link between the statutory definition of a "blighted area" and the Inverness proposed redevelopment area expansion under examination. If the determination of such conditions of blight can be established based on the statutory definitions set forth in Section 163, Part III, Florida Statutes (F.S.), the "Redevelopment Act," the Community Redevelopment Agency (CRA) can be created, or in this case expanded, in conjunction with preparation and adoption of a redevelopment plan. Analysis of data and documentation of the Inverness Study Area within this report is evaluated based on the provisions established in Florida's Redevelopment Act, Section 163, Part III, Florida Statutes (F.S.).

City of Inverness data, county maps, study area specific maps, and government maintained statistics have been examined in conjunction with Real Estate Research Consultants' staff interpretations of supplied data in assessing the proposed redevelopment area.

Crystal River is the other incorporated city in Citrus County, about 18 miles east of Inverness. Inverness, Crystal River, and Citrus County have populations of 7,269, 3,217, and 141,157 respectively according to the 2011 Census estimates. These population statistics indicate that more than 90% of Citrus County residents live in unincorporated areas.

According to the State of Florida unemployment data from the Bureau of Labor Statistics, between October 2012 and September 2013, Citrus County hosted an average labor force of 57,012 individuals, of which, 52,180 were supported by employment. Unemployed individuals averaged 4,832 in the same time period and the unemployment rate of the county as of September 2013 was 7.6%, an improvement over the prior year when the unemployment rate was 9.8%.

There are four schools in the area including Inverness Primary School, Inverness Middle School, Citrus High School, and Withlacoochee Area Vocational-Technical Center. There are also several daycare centers within the proposed CRA boundary. The Citrus Memorial Hospital Board, currently a non-profit institution, is in serious negotiations for the sale to a for-profit healthcare provider. The significance of the sale relates to change in tax status and the resulting addition to the city, county, and school district ad valorem tax base.

In pursuit of addressing the compounding issues associated with the Central Business District, the City of Inverness has indicated an interest in expanding the Community Redevelopment Area boundary to provide a broader focus to the rehabilitation of the area. The continuation of the Community Redevelopment Agency governing the redevelopment efforts within the expanded area will provide opportunities to encourage new capital investments in the areas of residential, commercial, recreational, and tourism development. The key focus would be to encourage job-generating investments as part of the redevelopment initiative. For the purposes of this report, the area under examination will be referred to as the proposed redevelopment area, as well as the Study Area.

Community Redevelopment Act of 1969: Objectives and Purpose

Overall, the purpose of the Redevelopment Act of 1969 is to provide a legal process for local governments to establish community redevelopment agencies to combat deteriorating conditions specific to an area and rehabilitate the physical, social, and economic environment through financing and regulatory tools provided in the statutes. Each area is different and requires a specific analytical approach to determine the deteriorating conditions. The referenced Florida Statutes address the definition of slum and blight conditions, the effects such conditions impose on communities, and the creation of CRA as an implementing force through which to maintain economic stability.

Section 163.335(1), F.S......*Slum and blighted areas constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall*

not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

Section 163.335(2), F.S. *...certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.*

Section 163.335(2), F.S. *...certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.*

Section 163.335(3), F.S. *... powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.*

Section 163.335(5), F.S. *...the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefore and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns.*

Section 163.335(6), F.S. *...there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such conditions is a proper matter of state policy and state concern is for a valid and desirable purpose.*

According to Chapter 163.356 of the Redevelopment Act, a FON analysis focuses on a determination of blight and/or slum conditions in an area which may “*constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state,*” and negatively burden a community’s traffic system, utilities, ad valorem revenues, property values, and social fabric which would otherwise contribute positively to the economic stability of the community. As a simultaneous operation in conjunction with the finding of such a blighted area, the need for a CRA is established.

The CRA will possess the authority to govern the course of action concerning the redevelopment and rehabilitation of the Study Area, and further, in the corporate limits of the City of Inverness in the case that the governing body of the City has acceded in the community redevelopment plan set forth by the City.

Declarations and Process

The initial step in pursuing the expansion of an existing CRA is documenting the existing conditions. This analysis of the Inverness Study Area summarizes the extent and effects of blight which lead to the deterioration of economic, social, and physical components of the Study Area. This analysis documenting the extent of blight, represented through the physical conditions, economic instability, and conclusionary analysis in support of that documentation is referred to herein as the “Report.” Real Estate Research Consultants staff, along with Inverness staff, has analyzed government maintained statistics and reports and the physical condition of the area, resulting in the documentation and analysis of the blighting conditions of the Study Area contained within this Report.

Findings of Necessity

This Finding of Necessity (FON) report is intended to be adopted by the Inverness City Council to support the need for updating of a CRA plan as well as designating the expanded Study Area’s proposed boundary. The FON, as set forth in Section 163.355 of the Florida Statutes, is a tool for assessing an area on the blighting influences and how these conditions affect the area’s economic viability relative to the City of Inverness and Citrus County as a whole. Two explicit pathways exist for verifying the existence of blight under Chapter 163, sufficient to warrant the full application of redevelopment powers conveyed by such a designation.

- “Alternative One” involves the layering of two tests. As the legislation follows, test one must be satisfied before the criteria for test two can be analyzed. The first test is broadly conditional and requires a study area to contain a “substantial number of deteriorated or deteriorating structures, in which conditions indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property.” Structures as stated includes infrastructure, which the term itself encompasses “the system of public works of a country, state, or region; the resources (as personnel, buildings, or equipment) required for an activity (Merriam-Webster, 2012).

Upon satisfying the first test, the applicant may proceed to fulfill the second test, which is criteria specific. The second test states the area must be one in “which two or more of the following factors are present.”

- a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
 - b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
 - c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
 - d) Unsanitary or unsafe conditions
 - e) Deterioration of site or other improvements;
 - f) Inadequate and outdated building density patterns;
 - g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
 - h) Tax or special assessment delinquency exceeding the fair value of the land;
 - i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
 - j) Incidence of crime in the area higher than in the remainder of the county or municipality;
 - k) Fire and emergency medical service calls to the area proportionally higher than in the remainder of the county or municipality;
 - l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
 - m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
 - n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- “Alternative Two” involves a specific agreement among parties subject to a prospective trust fund agreement. If an agreement exists, the jurisdiction seeking to designate a redevelopment area need pass a less rigorous test. This test relates to specific criteria, similar to the first alternative, and must conclude affirmatively. Under the Redevelopment Act, a blighted area may be “any area in which at least one of the factors identified in paragraphs (a) through (n) of Section 163.40(8), F.S. are present and all taxing authorities (as such term is defined in the Redevelopment Act) subject to Section 163.387 (2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted.

The focus of this report remains within the requirements of the alternative one, including the first and second tests. The documentation of Study Area conditions within this report execute the first test and second test of alternative one in that order, following the process set forth within Chapter 163 of the Florida Statutes.

Existing Land Use Characteristics

This section of the report details the land composition and characteristics associated with parcels within the proposed Redevelopment Area.

Area Composition

As currently drawn, the Inverness Proposed Redevelopment Area depicted in the figure on page 2 encompasses about 542 parcels, and over 1203 acres of property in the city. Of these 1,203 acres, only about 616 acres are platted and identified as parcels by the Citrus County Property

Appraiser. Acres excluded from the tax roll data may be water bodies or rights of way, for example. Approximately 293 acres are included in the state-owned Whispering Pines Park which is not taxable and not included on the following table. In terms of number of acreage, the other current land use distribution is approximately 7.7 percent improved residential and 3.5 percent vacant residential. All residential uses including mobile homes and multi-family uses account for 16.8 percent of total land use in the study area. Government property including schools and public hospitals accounts for about 28.3 percent of the study area land use. Shopping centers and stores make up 13.8 percent of the land use. Office or professional buildings in the study area make up 8.0 percent of the land use. **Table 2** includes all other uses and the corresponding percentage of acreage distribution in the Study Area. Any uses not listed in **Table 1 and 2** are not seen within the boundaries of the proposed CRA.

There is not a single predominant use in the study area. The 83 improved residential parcels, or approximately 7.7 percent of all land uses, comprise about 47 acres. The 2012 tax roll reported these residential parcels contributed \$3,539,503 in taxable value non-school district. There are 17 residential properties consisting of 10 units or less. The vacant residential parcels in the area account for about 21 acres, or about 3 percent of total parcels, and represent a total taxable value non-school district of \$438,194.

There are a total of 68 vacant parcels (residential, commercial, institutional), or about 13.0 percent, which encompass slightly under 47 acres or 7.5% of land area. The 2012 Tax Roll reported these vacant parcels to represent \$2,898,504 in taxable value. The majority of the taxable contributing values in the Study Area stem primarily from commercial structures, while residential units are the next greatest contributors. Refer to **Table 1** for detailed land use distribution.

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary

Table 1: Study Area Land Use Distribution by Parcel, Acreage, and Total Tax Value, 2012

Property Code	Description	# Parcels	Acreage	Total Assessed Value School District	Total Taxable Value Non-School District
0	Vacant Residential	17	21.26	\$439,197	\$438,984
1	Improved Residential	83	47.17	\$5,232,490	\$3,539,503
2	Improved Mobile Home	4	1.32	\$113,860	\$88,860
3	Multi-Family 10 or More Units	1	5.30	\$975,765	\$975,765
6	Retirement Home	1	0.70	\$1,361,514	\$1,361,514
8	Multi-Family less than 10 units	17	27.72	\$2,402,216	\$2,107,574
10	Vacant Commercial	33	11.49	\$2,236,272	\$2,054,511
11	One Story Store	34	23.74	\$15,668,836	\$13,983,252
12	Mixed Use	40	11.22	\$3,705,882	\$3,067,154
13	Department Store	1	5.43	\$2,975,632	\$2,975,632
14	Supermarket	1	4.32	\$2,051,343	\$2,051,343
16	Community Shopping Center	12	40.43	\$19,206,166	\$19,206,166
17	Office, Non-Professional	44	22.41	\$10,307,249	\$9,934,452
18	Office, Multi-Story	5	1.73	\$2,221,884	\$2,221,884
19	Professional Building	49	25.22	\$18,046,313	\$17,377,754
21	Restaurant	15	11.39	\$6,467,446	\$6,452,024
22	Restaurant, Fast Food	7	5.02	\$3,240,063	\$3,240,063
23	Bank/Financial	10	10.78	\$9,102,009	\$9,102,009
25	Service and Repair/Non-Vehicle	2	1.68	\$204,712	\$204,712
26	Service Station (Gas)	2	0.99	\$517,508	\$517,508
27	Vehicle Sales and Repair	7	5.30	\$1,707,770	\$1,707,770
28	Parking	2	8.42	\$1,265,582	\$1,217,583
33	Nightclub/Bar/Liquor Service	2	0.71	\$584,870	\$584,870
34	Bowling Alley	1	6.16	\$860,672	\$860,672
39	Hotel/Motel	2	1.47	\$384,348	\$384,348
40	Vacant Industrial	18	13.87	\$405,009	\$405,009
41	Light Manufacturing	2	2.52	\$646,132	\$646,132
43	Lumber Yard/Sawmill	1	3.09	\$550,000	\$550,000
48	Warehouse/Distribution	8	4.94	\$1,495,853	\$1,495,853
50	Rural Building Site	1	1.50	\$31,470	\$31,470
55	Timber	2	0.44	\$251	\$251
66	Juice (Agriculture)	4	24.03	\$13,917	\$13,917
71	Improved-Church	5	27.56	\$8,072,300	\$0
72	School/Private	4	1.92	\$908,001	\$750,671
73	Hospital/Private	1	0.41	\$212,071	\$212,071
74	Nursing Home	3	7.04	\$8,314,019	\$3,998,210
75	Charitable Services	1	0.44	\$210,900	\$0
76	Death Services	1	1.22	\$998,980	\$998,980
77	Club/Lodge/Union Hall	1	0.79	\$325,186	\$0
80	Government Off Highway	40	27.84	\$5,102,226	\$0
83	School/County/Not Classified	3	103.45	\$33,393,164	\$0
85	Hospital/County/Non-Taxable	7	22.64	\$59,189,865	\$0
86	County Property	7	8.98	\$23,152,154	\$0
88	Federal/Not Classified	1	2.83	\$1,149,949	\$0
89	Municipal Property	11	8.74	\$5,599,260	\$0
91	Utilities	2	1.58	\$634,546	\$634,546
92	Mining	2	38.50	\$366,204	\$366,204
94	Right-of-Way	8	10.14	\$174,905	\$340
Total		525	615.85	\$262,225,961	\$115,759,561

Citrus County Property Appraiser 2012 Final Real Property Tax Roll; Real Estate Research Consultants, Inc.

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary

Table 2: Land Use Summary in Inverness Study Area by Percentage of Totals, 2012

Property Code	Description	# Parcels	Acreage	Total Taxable Value Non-School District
0	Vacant Residential	3.2%	3.5%	0.4%
1	Improved Residential	15.8%	7.7%	3.1%
2	Improved Mobile Home	0.8%	0.2%	0.1%
3	Multi-Family 10 or More Units	0.2%	0.9%	0.8%
6	Retirement Home	0.2%	0.1%	1.2%
8	Multi-Family less than 10 units	3.2%	4.5%	1.8%
10	Vacant Commercial	6.3%	1.9%	1.8%
11	One Story Store	6.5%	3.9%	12.1%
12	Mixed Use	7.6%	1.8%	2.6%
13	Department Store	0.2%	0.9%	2.6%
14	Supermarket	0.2%	0.7%	1.8%
16	Community Shopping Center	2.3%	6.6%	16.6%
17	Office, Non-Professional	8.4%	3.6%	8.6%
18	Office, Multi-Story	1.0%	0.3%	1.9%
19	Professional Building	9.3%	4.1%	15.0%
21	Restaurant	2.9%	1.8%	5.6%
22	Restaurant, Fast Food	1.3%	0.8%	2.8%
23	Bank/Financial	1.9%	1.8%	7.9%
25	Service and Repair/Non-Vehicle	0.4%	0.3%	0.2%
26	Service Station (Gas)	0.4%	0.2%	0.4%
27	Vehicle Sales and Repair	1.3%	0.9%	1.5%
28	Parking	0.4%	1.4%	1.1%
33	Nightclub/Bar/Liquor Service	0.4%	0.1%	0.5%
34	Bowling Alley	0.2%	1.0%	0.7%
39	Hotel/Motel	0.4%	0.2%	0.3%
40	Vacant Industrial	3.4%	2.3%	0.3%
41	Light Manufacturing	0.4%	0.4%	0.6%
43	Lumber Yard/Sawmill	0.2%	0.5%	0.5%
48	Warehouse/Distribution	1.5%	0.8%	1.3%
50	Rural Building Site	0.2%	0.2%	0.0%
55	Timber	0.4%	0.1%	0.0%
66	Juice (Agriculture)	0.8%	3.9%	0.0%
71	Improved-Church	1.0%	4.5%	0.0%
72	School/Private	0.8%	0.3%	0.6%
73	Hospital/Private	0.2%	0.1%	0.2%
74	Nursing Home	0.6%	1.1%	3.5%
75	Charitable Services	0.2%	0.1%	0.0%
76	Death Services	0.2%	0.2%	0.9%
77	Club/Lodge/Union Hall	0.2%	0.1%	0.0%
80	Government Off Highway	7.6%	4.5%	0.0%
83	School/County	0.6%	16.8%	0.0%
85	Hospital/County	1.3%	3.7%	0.0%
86	County Property	1.3%	1.5%	0.0%
88	Federal/Not Classified	0.2%	0.5%	0.0%
89	Municipal Property	2.1%	1.4%	0.0%
91	Utilities	0.4%	0.3%	0.5%
92	Mining	0.4%	6.3%	0.3%
94	Right-of-Way	1.5%	1.6%	0.0%
Total		100%	100%	100%

Citrus County Property Appraiser 2012 Final Real Property Tax Roll; RERC, Inc.

Visual Character, Existing Building, and Site Conditions Analysis

This section of the report provides an assessment of characteristics of the land and built properties within the Study Area. This section documents conditions through location specific photographs verifying a “substantial number of deteriorated or deteriorating structures.” With reference to blight criteria, it addresses the following:

- Building Conditions and Photographic Documentation
- Transportation, Road, and Traffic Conditions
- Reported Investment and Disinvestment Activity
- Stormwater and Utility Infrastructure
- Additional Indicators of Deterioration and Blight

Building Conditions and Structure Documentation

For the purposes of this Report, a *dilapidated* structure is defined as one which is not safe for occupation. Dilapidated structures exhibit roof holes and leaks; more than half of the windows boarded up; structural damage; exterior paint has eroded away showing stucco and cracks; rotted wood; fallen fences and property abandonment. A *deteriorated* property is defined as one which has been neglected by property owners and is in need of maintenance to prevent hazardous conditions. These properties exhibit the following: worn roofs; missing tiles or shingles; several roof patches; boarded up or broken windows; littered properties; overgrown grass; faded paint; a lack of swale maintenance; cracked sidewalks and walkways, and broken fences.

Dilapidated and deteriorated residential structures were identified through a site inspection of the Study Area conducted on December 3, 2013. The parameters of the survey were based on the definition of a “blighted area” pursuant to Chapter 163.340, F.S. Through windshield survey, residential areas were viewed for structural deficiencies, landscaping and upkeep of property.

Factors of residential deterioration evident include trash in yards, cracked roads and sidewalks, poor housing conditions, broken/boarded up windows, vacancies, and neglect of landscape. Condition of the buildings and landscape maintenance were two of the main factors considered when examining residential properties. A common attribute of many of the residential, industrial, and commercial properties is unkempt landscape on properties and rights-of-way. A visual analysis of the Study Area indicated a significant number of residential properties can be classified as dilapidated or deteriorated.

A number of commercial structures did exhibit qualities of dilapidation including more than half of the windows boarded up, eroding exterior paint, and property abandonment. In addition, the commercial structures documented can be classified as deteriorated properties due to the general neglect from property owners and exhibiting a need of maintenance to prevent hazardous conditions.

The following field photographs taken by RERC staff on December 3, 2013, contribute to the significant number of deteriorated structures in the Study Area:

The photos below are of a single family home, one of the few in downtown Inverness. The house is likely vacant because it shows signs of deterioration due to lack of maintenance. The

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary

windows appear shuttered from the inside, there is vegetation growing from the chimney, and there is mildew and vegetation creeping up the side of the house. The lawn, though not completely out of control, does need to be mowed and some attention needs to be paid to the condition of the grass. The roof appears to be in bad condition, with the roof of the porch taking a concave shape. The zoning for this single family home use does not follow the land use pattern for the downtown. In fact, there is only one single family home in the *existing* CRA boundary.



The following houses are definitely occupied and still show signs of deterioration or code violations. The house on the left has a property use code of Stores, Office, Resident Combo and is less than two blocks from City Hall. Built in 1949, the house shows many signs of aging including mildew and has junk displayed throughout the front porch area. The house on the right has installed some sort of overhang on their driveway and proceeded to place at least 10 lawn chairs, 3 tables, and 2 coolers underneath. It can be assumed that such temporary items assembled in the front of a house are a violation of code.



The residential property pictured below is located on the south side of Main Street/FL 44/US 41 behind Citrus Memorial Hospital near the cemetery. Though it may be difficult to tell from the photographs, these pictures are taken of the same lot. The picture on the left shows a dirt path that is being used as a driveway and an RV parked in the yard which is against county code. In the middle of the picture there is what looks to be the remnants of a tent. The fabric part has

been ripped to the point that the tent is highly unusable, yet the frame remains creating an eyesore and an unsafe structure. The picture also shows a shed in questionable condition and unkempt overgrowth. The picture on the right shows the actual house on the lot. The house has multiple items stored outside including brooms, a table, chairs, tarp, bicycle, children's ride-in car, and trash cans. There is also an empty cardboard box in the front lawn that is rubbish. This lot is just one example of many houses with similar conditions that are seen in the area.



The capture on the left below from Google Maps shows a disorganized mobile home park within the proposed CRA boundary. With no designated lot lines or plots, the property is an indicator of blight. The random placement of the homes could cause health issues, especially since so many are extremely close to one another. The streets within the property do not have a drainage mechanism to prevent flooding and standing water. The photo on the right shows the view from US 41/FL 45. The dirt lawn, random collection of lawn chairs, and general run down condition contribute to the Study Area's negative appearance.



The commercial structures also indicate deteriorating conditions. Below shows a rundown retail space that is no longer operational. The location is at the intersection of US 41 and Montgomery Avenue which is a highly travelled stretch near the Inverness Regional Shopping Center. This could be a prime location for a commercial business but currently sits unoccupied and in need of maintenance, creating blight in the area.

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary



There was a grocery store in the Inverness Regional Shopping Center but it is now closed and sits vacant as shown in the picture below. As indicated by the sign for the center, it has become a mix of discount stores, low end services, and local restaurants. The shopping center is set back a great deal from the road by poorly landscaped asphalt parking lot. This urban form is not conducive to pedestrian activity and the majority of the parking lot sits empty and unused almost every day of the year, as a result of the significant vacancies.



The proposed expanded CRA boundary would include the White Lake Drive industrial area which is just off US 41 within the City of Inverness northern boundary. The photographs below are representative of the area. The upper left picture shows insulation hanging from the roof of the portico, as well as random objects scattered around the site. The upper right picture is of a closed business which has clear signs of deterioration. The site is overgrown and the building, particularly the roof, is in poor condition. The bottom left photo has an assortment of litter and rubbish, as well as an extreme overgrowth problem. The picture on the bottom right is of some sort of greenhouse facility with pallets and concrete blocks stored throughout the property. There is litter on the ground and the property is overgrown, displaying signs of blight. This area is in desperate need of resources to help it become a successful, thriving industrial park. General trash clean up, resurfacing roads, new signage, and landscaping are just a few items that would benefit the area. The overall appearance of this area reflects a lack of maintenance in the basic quality level of properties, thus limiting the marketability for future industrial investment and potential job generating businesses.



Transportation, Road, and Traffic Conditions

With the exception of a few limited areas, curbs, gutters, sidewalks, and bike lanes are generally absent throughout the Study Area. With the absence of sidewalks, pedestrian crossings, and bike lanes, the environment is not conducive for walking, jogging, or bicycling. Furthermore, other improvements, such as street light fixtures, pavement markings, and pedestrian signs generally are missing or are in need of repairs/upgrading. The absence of pedestrian transportation infrastructure is evidence of an inadequate transportation system in the Study Area. The figure below illustrates the lack of pedestrian sidewalks in the residential section of the proposed CRA, very near to Citrus Memorial Hospital. These homes are near some commercial/medical uses but there is not an integrated pedestrian network for the residents to utilize.

W Highland Blvd from S Citrus Ave to S Seminole Ave



Google Maps, Real Estate Research Consultants, Inc.

Examination of the residential neighborhoods reveals the deteriorating conditions of many driveways in front of residential units. Paved driveways exhibit broken and cracked pavement, while others are either unpaved or covered in gravel and vegetation. The overall transportation conditions outlined in this report contribute to the disinvestment of properties along the roads in residential areas and are in need of repair or replacement to prevent hazardous conditions.

The following series of photographs demonstrate the roadway and pavement conditions which contribute to the predominance of defective parking facilities and roadways in and around the Citrus Memorial Hospital. Upgrading the infrastructure for this area would significantly improve the investment opportunity for healthcare related services. The following are indications of blighting influences:

The photographs below exhibit deteriorating infrastructure/pavement. These photographs were taken in the residential part of the Study Area near the hospital and surrounding facilities. The photos on the left show that the road has been patched in several places, as evidenced by the two colors of asphalt, but even the patches continue to crack and break. The picture on the right shows a large pothole in front of a doctor's office. There is also an unsightly dumpster in the photo that appears to be stored in the middle of an open grass patch in plain view of the road. The photo in the bottom right is from the industrial area which has unpaved roads. Dirt

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary

roads could discourage some businesses from locating in the industrial park, especially if they have heavy trucks that may get stuck in the dirt on a rainy day.



The photographs below show an unpaved parking lot near the hospital. This lot is currently underutilized and has no aesthetic value. The lot should be paved, landscaped, and lit to allow for safe and easy parking.



The following pictures show elements of the drainage system for the Study Area. The left picture shows the system for the industrial area. The system consists of exposed pipe and concrete, creating eyesores and potential hazards. The picture on the right is an example of residential streets which, in general lack curb and gutter for stormwater control. The streets in the downtown core have stormwater infrastructure and should serve as a model for other streets in the Study Area. A curb and gutter system is not only more aesthetically pleasing, but it is also better equipped to handle storms with large amounts of rain.



The infrastructure upon which the long-term social and economic well being depends is generally deficient, absent, or deteriorated beyond a level which justifies repair or maintenance. The *overall* conditions in the Study Area are such that they combine to create a context of functional and physical deterioration which is conducive to economic, physical, and social distress. The conditions and circumstances are leading to economic distress which, in their current condition, is certainly capable of endangering life and property if not substantially modified, retrofitted, repaired, rebuilt, or redeveloped entirely.

There is evidence of “a substantial number of deteriorated, or deteriorating structures, in which condition are leading to economic distress or endanger life or property.” The first test of alternative one has been satisfied and permits a transition to a discussion of the second test. Test two of alternative one is to prove two or more of the factors delineated in Section 163.340(8) paragraphs (a) through (n) of the Florida Statutes exists within the Study Area. The following sections address test two of alternative one.

Reported Investment and Disinvestment Activity

Approximately 529 properties comprised the Study Area (improved and unimproved) in 2013. This count varies slightly from the earlier tables because it includes a few parcels that are governmentally owned lakes or detention ponds. The total tax base in the Study Area as of the 2013 certified tax roll was about \$266,598,254.

The City of Inverness, like Citrus County, experienced depreciation in values over the past five years. The Study Area exhibited the greatest negative percent annual change from 2010 to 2011, -5.68 percent, while during the same time period, countywide taxable values saw a change of -4.36 percent. The aggregate taxable values of the City of Inverness saw an overall

depreciation over a period of five years beginning in 2009 of \$71,161,430, or an aggregate decrease of approximately 11.12 percent. The Study Area shows a depreciation of aggregate taxable value from the 2009 value to that of 2013 equaling \$17,465,005, and at an aggregate decrease of 6.15 percent. Aggregate taxable value data is available in the table below. These "conditions, as indicated by government maintained statistics, are leading to economic distress" which hinders recovery from present levels of economic and social well being.

Aggregate Taxable Values, 2009 to 2013

Year	Inverness Study Area			City of Inverness		
	Total Tax Value	% Annual Change	Total # Parcels	Total Tax Value	% Annual Change	Total # Parcels
2013	\$266,598,254	0.47%	529	\$568,692,479	-0.03%	6,244
2012	\$265,338,423	-1.19%	533	\$568,835,285	-3.59%	6,251
2011	\$268,545,422	-5.68%	536	\$589,991,486	-4.36%	6,255
2010	\$284,703,089	0.23%	541	\$616,863,590	-3.59%	6,269
2009	\$284,063,259	-	523	\$639,853,909	-	6,256

Citrus County Property Appraiser, Real Estate Research Consultants, Inc.

There were a total of 17 vacant residential parcels in the Study Area with an aggregate taxable value of approximately \$439,197 in 2012. Vacant commercial land accounts for 33 parcels, which represent an aggregate taxable value of \$2,236,272. There are 18 vacant industrial properties in the Study Area with an aggregate taxable value of \$405,009. Combined, vacant residential, commercial, and industrial properties equate to approximately 12.9 percent of all the properties within the Study Area and only 1.3 percent of the taxable value.

In determining whether the Study Area should be designated as a CRA, the following points should be considered:

- Aggregate assessed values of real property in the area for ad valorem purposes have failed to show any appreciable increase over the five years prior to the finding of such conditions in this report. In 2009 the aggregate taxable value of Study Area properties was \$284,063,259 and in 2013 it was \$266,598,254, a decrease of \$17,465,005, or -6.15 percent, in taxable value over a period of five years.

Stormwater and Utility Infrastructure

The core downtown portion of the Study Area has updated stormwater infrastructure thanks to a Small Cities Community Development Block Grant (CDBG), the City of Inverness, and TIF monies from the existing CRA. This project was completed in 2010 and replaced deteriorating sidewalks, upgraded waterlines, repaved roads, and provided stormwater drainage enhancements on West Dampier Street from N Apopka Avenue to Wallace Brooks Park.

Despite these 2010 improvements, an adequate stormwater system in the Study Area is lacking. Main arterial roads are the only roads with stormwater infrastructure, generally consisting of curb inlets which feed the larger collection system. Collector roads, especially in residential areas, did not exhibit curbs, gutters, or inlet systems to prevent flooding in the event of heavy precipitation. Water is forced to flow through front yards and along the sides of road pavement, which erodes the pavement causing premature cracks and issues of ponding.

These photos represent the conditions found within various parts of the study area. There is an inlet to collect stormwater, but no curbs or gutters to enhance the system.



The cumulative effect of septic disposal of wastewater is considered undesirable under current standards. It is estimated by the Environmental Protection Agency (EPA) that 10 to 20 percent of systems malfunction each year, causing pollution to the environment and creating a risk to public health. As a matter of practicality, individual septic systems, while undesirable for single family homes, are especially unsuitable for servicing commercial properties. Efforts to attract commercial development to the area are impeded by septic and well systems.

Like central wastewater systems, central water systems are preferred in areas with major development because of the implied health risks. Controlled water supplies are a major concern in the development of public policy, and the use of wells as a source of potable water is discouraged because of the implied health hazards. When treated water is accessible from a public utility, it is encouraged to be used. As with septic systems, the current regulations would not permit the widespread use of wells as a means of providing water. Given the current number of residential units and the relatively small number of commercial structures, wells have not yet been a source of problems.

The past experience with these types of water supplies, however, should not be confused with a heightened interest in removing the area's dependence on well water. The prospect of numerous wells located near numerous septic systems, considering the interest in redevelopment, is a major potential health concern. Organic nitrates come from wastewater from septic tanks and municipal wastewater application sites, which can penetrate the drinking water sources and cause purification costs to increase, affecting utility prices.

Additional Indicators of Deterioration and Blight

These photographs document additional indicators of deterioration and blight that have to do with commercial or industrial structures. The structures are in disrepair in need of maintenance, showing peeling paint, cracked or overgrown roads or sidewalks, and/or an unpleasant face on the street. These examples are all in or near downtown Inverness and do not project a positive image for the community.



Conclusions/Summary

This FON Report assesses conditions of blight in the Inverness Study Area to determine if the expansion of a CRA area is justified to protect the public health, safety, morals, and welfare.

Providing the basis for the expansion of a CRA, in accordance with Chapter 163.355, Florida Statutes require a detailed examination of existing land use characteristics and other indicators. Working with City of Inverness staff, RERC prepared this report, conducted field surveys, and analyzed the data, in a manner consistent with Florida Statutes, and **finds the Inverness Study Area does meet the requirements necessary to support creation, and in this case expansion, of a CRA. In the context of assessing substantial deterioration under the Redevelopment Act, we believe the term “structure” reasonably includes not only the buildings in the designated area but the infrastructure built or constructed previously and now incapable of supporting any substantial development.**

Assessment of “Substantial Deterioration”

The Redevelopment Act provides little specific criteria or guidance in Section 163.340(8), F.S. regarding the definition or attributes of deteriorating structures other than that implied. Florida Statutes focus on a series of indicators which in the aggregate are assumed to lead to economic, physical, or social distress. The representative examples of residential and

commercial structures speak to the context of the Study Area and are functionally deteriorated and rendered functionally and physically obsolete in their current condition.

The infrastructure upon which the long-term economic stability of the Study Area depends is generally deficient, absent, or deteriorated beyond a level which justifies repair or maintenance. The *overall* conditions in the Study Area are such that they combine to create a context of functional and physical deterioration which is conducive to economic, physical and social distress. The conditions and circumstances documented in this report and readily observable in the Study Area evidence a “substantial number of deteriorated, or deteriorating structures” leading to economic distress which, in their current condition, are certainly capable of endangering life and property if not substantially modified, retrofitted, repaired, rebuilt, or redeveloped entirely.

Blight Factors Present in the Study Area

Of the fourteen conditions indicative of blight listed in the Redevelopment Act, this analysis indicates at least four such conditions exist in the Study Area. The conditions outlined in this report are hindering the immediate and longer term social, economic, and physical development of the Study Area. This finding is based upon a determination in which the following criteria of blight are met, applicable to the Study Area.

Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (“blight”) (Section 163.340(8) a, F.S.)

- *With the exception of a few limited areas, curbs, gutters, sidewalks, and bike lanes are generally absent throughout the Study Area. With the absence of sidewalks, pedestrian crossings, and bike lanes, the environment is not conducive for walking, jogging, or bicycling. Furthermore, other improvements, such as street light fixtures, pavement markings, and pedestrian signs generally are missing or are in need of repairs/upgrading. The absence of pedestrian transportation infrastructure is evidence of an inadequate transportation system in the Study Area.*
- *There is at least one disorganized mobile home park within the proposed CRA boundary. With no designated lot lines or plots, the property is an indicator of blight. The random placement of the homes could cause health issues, especially since so many are extremely close to one another. The streets within the property do not have a drainage mechanism to prevent flooding and standing water.*

Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions (“blight”) (Section 163.340(8) b, F.S.)

- *Aggregate assessed values of real property in the area for ad valorem purposes have failed to show any appreciable increase over the five years prior to the finding of such conditions in this report. In 2009 the aggregate taxable value of Study Area properties was \$284,063,259 and in 2013 it was \$266,598,254, a decrease of \$17,465,005, or -6.15 percent, in taxable value over a period of five years.*

Deterioration of site or other improvements (“blight”) (Section 163.340(8) a, F.S.)

- *Many commercial and industrial structures are in disrepair in need of maintenance, showing peeling paint, cracked or overgrown roads or sidewalks, and/or an unpleasant face on the street.*
- *The White Lake industrial area includes properties in disrepair including overgrowth, roofs in need of replacement, litter and junk, poor drainage, and outdated signage. Most, if not all, of the buildings within the area show these and other signs of deterioration.*

Unsanitary or Unsafe Conditions (“blight”) (Section 163.340(8) d, F.S.)

- *An adequate stormwater system in the Study Area is lacking. Collector roads, especially in residential areas, do not exhibit curbs, gutters, or inlet systems to prevent flooding in the event of heavy precipitation.*
- *The cumulative effect of septic disposal of wastewater is considered undesirable under current standards. It is estimated by the Environmental Protection Agency (EPA) that 10 to 20 percent of systems malfunction each year, causing pollution to the environment and creating a risk to public health. As a matter of practicality, individual septic systems, while undesirable for single family homes, are especially unsuitable for servicing commercial properties.*

When compared to the City of Inverness, conditions of the proposed CRA expansion Study Area are indicative of blight as documented in this report. This review provides documentation of blight in the area, and through the Redevelopment Act, the area qualifies for assistance in redevelopment efforts and financing by expanding the boundary of the designated Community Redevelopment Area. Government maintained statistics coupled with staff field observation and documentation of the blighted conditions indicate the current conditions of the Study Area “are leading to economic distress or endanger life or property,” according to the Redevelopment Act. The current conditions of the area impede the immediate and long-term physical, economic, and social development.

The information summarized in this report justifies the City of Inverness in acknowledging the described conditions and adopting the requisite resolution declaring the need for the rehabilitation, redevelopment, and conservation of the Study Area in the interest of public health, safety, morals, and welfare.

RESOLUTION NO. 2014- _____

A RESOLUTION ACCEPTING THE FINDINGS OF NECESSITY FOR THE INVERNESS COMMUNITY REDEVELOPMENT AGENCY AND AUTHORIZES A CRA PLAN UPDATE TO INCLUDE AN EXPANSION OF THE CURRENT BOUNDARIES.

NOW, THEREFORE, be it resolved this _____ day of _____, 2014 that the City Council of the City of Inverness, Florida accepts the Finding of Necessity for the Community Redevelopment Agency and grants authorization to proceed with an Inverness Community Redevelopment Agency Plan update to include an expansion of the current boundaries.

This Resolution duly passed this _____ day of _____, 2014.

ATTESTED BY:

CITY OF INVERNESS, FLORIDA

Deborah Davis, City Clerk

Ken Hinkle, President

Agenda Memorandum – *City of Inverness*

April 10, 2014

TO: Elected Officials
FROM: City Manager (*Prepared by Eric Williams*)
SUBJECT: Boat/Kayak Launch and Dock RFP 01-14-CD
CC: City Clerk & Finance Director
Enclosure: Analysis of bid responses

The placement of a low profile boat/kayak launch and dock system in Lake Henderson has been a CIP project for a number of years. Most recently, specification and site location has been completed, site impact and lake bottom impact has been reviewed, and applications for permits has been made.

While in the CIP budget for some time, the project was to be mostly funded by grants from the Florida Boater Improvement Program (FBIP). In anticipation of grant funding for the project, a request for proposal (RFP) was developed and sent to prospective vendors.

Unfortunately, we were not able to secure grant funds to be available in time to make an award for the RFP. The RFP's were received and reviewed but without appropriate (grant) funds in place the project will not continue in this current fiscal. (We have applied in the current grant cycle for next year.) Procedurally, bid submittals under the RFP will be rejected at this time.

Recommended Action –

It is recommended that Council motions, seconds, and votes, to reject all responses to RFP 01-14-CD for the boat/kayak launch and dock project.

If you wish to discuss this further, please contact me at your convenience.


Frank DiGiovanni

MEMORANDUM

To: Frank DiGiovanni, City Manager

From: Dale Malm

Date: April 8, 2014

Re: Rejection of RFP's for Boat Launch Dock Project

HISTORY:

The placing of low profile boat launch dock systems in Lake Henderson has been a CIP project for a number of years. Most recently, specification and site location has been completed, site impact and lake bottom impact has been reviewed, and applications for permits has been made. While the project has been included in the CIP budget for some time, the project was to be funded in great part by grants.

COURSE OF ACTION:

In anticipation of funding for the project, an RFP package was developed and was sent to prospective vendors. The RFP's were received and reviewed. Unfortunately it was then clear that funding was not going to be available in time to make an award for the RFP. The project would not be able to move forward without funding in place.

RECOMMENDATION:

Without appropriate funding at the time the project would award the RFP, the project may not continue until the funding is in place. Therefore, it is recommended that all proposals that have been submitted under the RFP be rejected at this time.

Agenda Memorandum – *City of Inverness*

DATE: April 11, 2014
ISSUE: Appointment to Inverness Community Redevelopment Agency
Cindy DeVries
FROM: City Manager
CC: Dale Malm, Community Development
ATTACHED: Memo by Dale Malm
Application by Ms. DeVries

With reference to attachments, Cindy DeVries is a business owner in the downtown who meets all stipulations to be considered for appointment to the Inverness Community Redevelopment Agency Board (ICRA).

Recommended Action –

City Council is asked to please motion, second and vote to appoint Cindy DeVries to the ICRA Board.


Frank DiGiovanni

Administrative Offices
212 West Main Street, Inverness Florida 34450
www.Inverness-FL.gov

MEMORANDUM

To: Frank DiGiovanni, City Manager

From: Dale Malm

Date: April 8, 2014

Re: Application Inverness Community Redevelopment Agency
Cindy DeVries

APPLICATION:

Ms. Cindy DeVries has submitted an application for membership on the Inverness Community Redevelopment Agency commission. Ms. DeVries operates and is currently an owner in the Olde Inverness Antiques located on Pine Avenue since 2009.

Ms. DeVries does not serve on any other board or committee within the City of County, however she does not reside in the City of Inverness.

REQUIREMENTS:

The requirement of becoming a seated ICRA Board member states:

Any person may be appointed as commissioner if they reside in or are engaged and/or own a business in the downtown redevelopment area.

Ms. DeVries does own and operate her business with her business partner in the antique business and has recently purchased the property which houses the business and the Ice Cream Dr. Therefore she has met the requirements to serve as a commissioner on ICRA.

Since Ms. DeVries is not involved in any other other commission or board participation within the City or county, she is not disqualified from being considered for the ICRA commission.

REVIEW:

Ms. DeVries has a business management and ownership background including catering, telecommunications, Citrus County Canning Kitchen operation, and retailing. As a small business owner and operator in the merchant/retailing industry, the “in the trenches” view and understanding as it relates to redevelopment and improvement of the downtown area will be welcomed as the area and complexity of ICRA expands.

RECOMMENDATION:

After consideration of Ms. DeVries background and current involvement within the community through her business and realty investment within the downtown redevelopment area, the Community Development Department recommends that Ms. DeVries be accepted for consideration as a member on the Inverness Community Redevelopment Agency commission.

TCRA

1. Name: Cindy DeVries Home Phone 352-586-4751

2. Home Address 2710 S. Cromwell Path

3. Business ~~#~~ Olde Inverness Antiques Bus. Phone 344-0333

4. Business Address 104 N. Pine Ave.

5. Brief resume of education and experience: Always in service industry,
dir. of Catering - 8 yrs. Business owner in telecommunica;
for 15 yrs. Worked at the Citrus County Canning Kitchen for 5 yrs.
Currently own + operate Olde Inverness Antiques.

6. Are you a registered voter? Yes ☒ No _____ Precinct# _____

7. Are you a resident of the City? Yes _____ No ☒

8. Do you own property in the City? Yes ☒ No _____

9. Do you hold a Public Office? Yes _____ No ☒

10. Are you employed by the City? Yes _____ No ☒

11. At present, do you serve on a board or committee of either the city or county?
Yes _____ No ☒

If "yes", name: _____

12. Please check the boards and/or committees you are interested to serve on:

_____ Planning & Zoning Commission
_____ Zoning Board of Adjustment
_____ Code Enforcement Board (must be a resident of the City)
☒ 2 Inverness Community Redevelopment Agency
☒ 1 Architectural/Aesthetic Review Committee

13. Committee or Boards you have served in the past: N/A

14. Why do you believe you are qualified to serve on this board/committee? I am committed to the growth + success of the city. My many years in business required the same commitment + I can only hope the City of Inverness as well.
15. Would you consider serving on another board or committee other than the one(s) you selected above? Yes ☒ No ☐
16. Until such time you are selected for the board or committee of your choice, may we submit your application when vacancies occur rather than phone you?
Yes ☒ No ☐

NOTE: (1) Application will remain active for one (1) year from submittal date.

(2) If appointed, you are required to complete a Financial Disclosure form.

Cindy DelHies DATE 3/5/14
Signature

*APPLICATIONS REMAIN ON FILE FOR 6 MONTHS

Agenda Memorandum – *City of Inverness*

April 10, 2014

TO: Elected Officials

FROM: City Manager (Prepared by Eric Williams)

SUBJECT: Florida Water Environment Association David W. York Water Reuse Award

CC: City Clerk

In 1992, the Florida Water Environment Association (FWEA) established the David W. York Water Reuse Awards to recognize outstanding water reuse projects in Florida. As you are aware the city has been engaged in a public private partnership with Woodard and Curran to manage our utility system. One area of much success has been the implementation of a Reclaimed Water Program (RCW) through the city's reclaimed water system at the WWTP.

Taking this further, on-site representative Woodard Curran acted to apply for consideration and worthiness to receive this award. And we were! This year the city was recognized by the FWEA for its commitment to water quality and sustainable growth through its reuse program. Nominated projects are evaluated by members of FWEA's Water Reuse Committee based on environmental quality management, water reuse system, and public education/information aspects of the submittal.

On April 8, 2014 the City of Inverness received the David W. York award at the FWEA annual conference. City representatives along with Woodard and Curran representatives were present for the ceremony.

Recommended Action –

No action needed.

If you wish to discuss this further, please contact me at your convenience.


Frank DiGiovanni



DEDICATED TO THE PRESERVATION AND ENHANCEMENT OF FLORIDA'S WATER ENVIRONMENT

Member Association of the Water Environment Federation

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Karen Wallace
Admin@fwea.org

March 13, 2014

Ms. Katie Cottrell
Director of Public Works
City of Inverness WWTF
212 West Main Street
Inverness, Florida 34450

Dear Ms. Cottrell:

It is my pleasure to announce the City of Inverness Wastewater Treatment Facility was nominated for a Florida Water Environment Association (FWEA) David W. York Water Reuse Award. The FWEA Water Reuse Awards Committee reviewed your nomination package and has selected Inverness to receive the 2013 Reuse System of the Year Award in the 1 - <5 MGD category.

We are hoping that you, or if you are not available, another representative of your Utility can join us at the Florida Water Resources Conference (FWRC) Awards Luncheon on Tuesday, April 8, 2014 at noon to receive your award. The Luncheon will be held in the Fiesta Ballroom at the Disney Coronado Springs Resort and Convention Center in Lake Buena Vista, FL. Included with the award is a single ticket to the Luncheon. FWEA will reimburse you for the cost for the single lunch ticket. To receive reimbursement you must provide your name, the award received, and the receipt for the luncheon fee to Kerstin Kenty at kkenty@CH2M.com. Reimbursements will be available until 5/31/2014. We regret that receipts turned in after 5/31/2014 cannot be reimbursed. Questions on this process should be directed to Kerstin at 813-281-7736 or Lisa Prieto (lisa.prieto@amec.com) at 407-902-9012. To register for the Luncheon or to get more information about FWRC, please go to www.fwrc.org.

Congratulations on being recognized as a leader in water reuse. We look forward presenting this award to you at the luncheon. Please let me know if you will be in attendance to receive your Award.

Sincerely,

Shanin Speas-Frost, P.E.
FWEA Water Reuse Committee Chair
(850) 245-8610
Shanin.SpeasFrost@dep.state.fl.us

cc: Kerstin Kenty, FWEA Awards Committee Chair
John Sowka, Lead Operator Woodward & Curran

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